

Subject: Re: 2017 Assessments

From: Blair Besten


Date: 05/02/2016 12:45 PM

To: Dennis Rader

CC: "Karen Boyle, CPA, CMA, CFM" <karenboylecpa@gmail.com>, Garen Yegparian <garen.yegparian@lacity.org>, Noah Strouse <noah@historiccore.bid>

Attached please find the meeting minutes showing that we had full board approval to raise assessments the full 5%.

Thank you,

	<p>Blair Besten <i>Executive Director</i></p> <p>209-211 W 5th Street Los Angeles, California 90013</p> <p>p 213.488.1901 c 213.700.9829 HistoricCore.BID</p> <p>FOLLOW US ON: facebook / twitter / instagram</p> <p>24HR HOTLINE: 213/239-8336</p>
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On Mon, May 2, 2016 at 8:11 AM, Dennis Rader <dennis.rader@lacity.org> wrote:

Thank you for the file. Since you have an increase in your assessments, I will need a copy of your board minutes showing the vote for the increase, or an official letter stating that the board voted for the 5% increase.

On Sat, Apr 30, 2016 at 7:44 PM, Karen Boyle, CPA, CMA, CFM <karenboylecpa@gmail.com> wrote:

Hi Dennis,

Please see the attached excel file that shows are assessment role for 2017. All parcel numbers and assessment methodology remains unchanged from the prior year. We have a 5% assessment increase which is reflected in the amounts.

Please let me know if you have any questions.

Thanks!

Karen
[818-963-0438](tel:8189630438)

On Apr 29, 2016, at 7:29 AM, Dennis Rader <dennis.rader@lacity.org> wrote:

Good morning Karen, we did not receive any parcel changes for the Historic DLA from the County. This doesn't mean that there won't be any new ones when we submit the file to the County this summer, but if there are the County system will notify us.

The two properties in question (932 S Hill and 430 S Broadway) do not show up as being condos at this time.

On Thu, Apr 28, 2016 at 11:27 AM, Karen Boyle, CPA, CMA, CFM <karenboylecpa@gmail.com> wrote:

Wonderful, thank you Dennis.

Karen

On Apr 28, 2016, at 10:47 AM, Dennis Rader <dennis.rader@lacity.org> wrote:

Hi Karen, Garen is out today and tomorrow, so I'll get you that information.

On Thu, Apr 28, 2016 at 10:33 AM, Karen Boyle, CPA, CMA, CFM

<karenboylecpa@gmail.com> wrote:

Hi Garen,

So there have been no new assessment numbers assigned since last year? I need to finalize it so I can give you our assessment calculations for the 2017-2016 year.

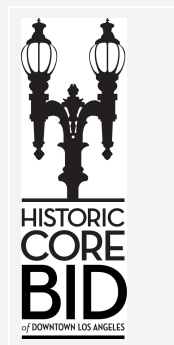
Thanks!

Karen

On Apr 27, 2016, at 4:18 PM, Blair Besten <blair@historiccore.bid> wrote:

Copying Karen here who does this work for us.

So these were not condo-mapped? Sometimes when developers are building out apartments they get a tract map for future (and financing) and the assessments change to condos. The owner may be on each unit with a separate assessment but he is still responsible for all of the fees until the units sell...I find it odd they didn't do this but maybe they didn't want to invest in the process.

	<p>Blair Besten <i>Executive Director</i></p> <p>209-211 W 5th Street Los Angeles, California 90013</p> <p>p 213.488.1901 c 213.700.9829 HistoricCore.BID</p> <p>FOLLOW US ON: facebook / twitter / instagram</p> <p>24HR HOTLINE: 213/239-8336</p>
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On Wed, Apr 27, 2016 at 3:57 PM, Garen Yegparian

<garen.yegparian@lacity.org> wrote:

Hello Blair,

Dennis Rader had asked me to follow up on your inquiry regarding the buildings at 932 South Hill and 430 South Broadway.

Both have been assessed for their entire square footage from the outset at the rate for non-condo residential buildings (\$.0476/s.f.).

If there is additional information you have, or if I have misunderstood something, please let me know and I will review my work.

Thank you

On Thu, Apr 21, 2016 at 6:26 AM, Rick Scott <rick.scott@lacity.org> wrote:

Dennis - FYI

----- Forwarded message -----

From: **Blair Besten** <blair@historiccore.bid>

Date: Wed, Apr 20, 2016 at 11:02 AM

Subject: Re: 2017 Assessments


To: "Karen Boyle, CPA, CMA, CFM" <karenboylecpa@gmail.com>, Taneda Larios <taneda.larios@lacity.org>, Rick Scott <rick.scott@lacity.org>

Cc: Noah Strouse <noah@historiccore.bid>, Patti Berman <patti@historiccore.bid>

We have a new lofts/apartment building at 932 South Hill that is 18 units plus ground floor retail and 430 South Broadway is an apartment building with ground floor retail plus 69 new units. These are adaptive reuse, but were vacant above ground floor so I believe that changes the methodology. The New Pershing at 500 S Main Street was adaptive reuse in kind so the unit count did not change. It was considered a remodel.

We also have a 5% assessment raise for 2017.

Please let us know if there is any other information you need or that we are missing.

	<p>Blair Besten <i>Executive Director</i></p> <p>209-211 W 5th Street Los Angeles, California 90013</p> <p>p 213.488.1901 c 213.700.9829 HistoricCore.BID</p> <p>FOLLOW US ON: facebook / twitter / instagram</p> <p>24HR HOTLINE: 213/239-8336</p>
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On Wed, Apr 20, 2016 at 9:31 AM, Karen Boyle, CPA, CMA, CFM
<karenboylecpa@gmail.com> wrote:

Hi Taneda,

We are preparing our assessment list for 2017 billing; did HCBID add any properties in its borders (newly built condo buildings, etc.) that should be included that were not on our last assessment listing?

Thanks,

Karen Boyle, CPA, CMA, CFM
Financial Consultant to the HCBID
[\(818\) 963-0438](tel:818.963.0438)

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Rick Scott
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